

EXHIBIT 1

Lease Ledger

Date: 1/6/2025

Property: 901904

Tenant: t0002527 Big Lots Stores, Inc. #5171

From Date: 11/01/2011 To Date: 01/31/2028

Move In Date: 11/01/2011

Unit(S): 5584

Date	Description	Charge	Payment	Balance
8/31/2024	:Posted by QuickTrans (estcam)	10,530.00	0.00	10,530.00
8/31/2024	:Posted by QuickTrans (rent)	15,222.18	0.00	25,752.18
8/31/2024	:Posted by QuickTrans (Salestax)	1,696.42	0.00	27,448.60
8/31/2024	:Posted by QuickTrans (esttax)	6,662.80	0.00	34,111.40
9/1/2024	Common Area Estimate (09/2024)	3,272.44	0.00	37,383.84
9/1/2024	Sales Tax for Common Area Estimate (09/2024)	98.17	0.00	37,482.01
9/1/2024	Monthly Rent (09/2024)	16,747.06	0.00	54,229.07
9/1/2024	Sales Tax for Monthly Rent (09/2024)	502.41	0.00	54,731.48
10/1/2024	Common Area Estimate (10/2024)	3,272.44	0.00	58,003.92
10/1/2024	Sales Tax for Common Area Estimate (10/2024)	98.17	0.00	58,102.09
10/1/2024	Monthly Rent (10/2024)	16,747.06	0.00	74,849.15
10/1/2024	Sales Tax for Monthly Rent (10/2024)	502.41	0.00	75,351.56
10/2/2024	Chk# ACH	0.00	18,791.76	56,559.80
10/22/2024	2021 CAM Rec Adjustment - Remove Roof Expenses	-745.55	0.00	55,814.25
10/22/2024	Sales Tax on 2021 CAM Rec Adjustment	-22.37	0.00	55,791.88
10/22/2024	2022 CAM Rec Adjustment - Remove Roof Expense	-580.65	0.00	55,211.23
10/22/2024	Sales Tax on 2022 CAM Rec Adjustment	-17.42	0.00	55,193.81
11/1/2024	Common Area Estimate (11/2024)	3,272.44	0.00	58,466.25
11/1/2024	Sales Tax for Common Area Estimate (11/2024)	98.17	0.00	58,564.42
11/1/2024	Monthly Rent (11/2024)	16,747.06	0.00	75,311.48
11/1/2024	Sales Tax for Monthly Rent (11/2024)	502.41	0.00	75,813.89
11/5/2024	Chk# ACH	0.00	18,791.76	57,022.13
11/19/2024	Real Estate Tax Reimb 2024	39,144.17	0.00	96,166.30
11/19/2024	Sales Tax - 5.5% on Real Estate Tax Reimb 2024	2,152.93	0.00	98,319.23
12/1/2024	Common Area Estimate (12/2024)	3,272.44	0.00	101,591.67
12/1/2024	Sales Tax for Common Area Estimate (12/2024)	98.17	0.00	101,689.84
12/1/2024	Monthly Rent (12/2024)	16,747.06	0.00	118,436.90
12/1/2024	Sales Tax for Monthly Rent (12/2024)	502.41	0.00	118,939.31
12/4/2024	Chk# ACH	0.00	18,791.76	100,147.55
12/17/2024	Insurance Claim Reimbursement - Demolition of Mechanical Penthouse	30,850.00	0.00	130,997.55
12/18/2024	Curb Cutting & TPO Repair Reimbursement - Baker Roofing Co Inv 300118	15,737.00	0.00	146,734.55
1/1/2025	Common Area Estimate (01/2025)	3,272.44	0.00	150,006.99
1/1/2025	Sales Tax for Common Area Estimate (01/2025)	98.17	0.00	150,105.16
1/1/2025	Monthly Rent (01/2025)	16,747.06	0.00	166,852.22
1/1/2025	Sales Tax for Monthly Rent (01/2025)	502.41	0.00	167,354.63
1/6/2025	Chk# ACH	0.00	18,791.76	148,562.87

Pro-ration of September Rent

Petition Date: 9/9/24

Total Amount Due for Sept \$ 20,620.08

9/1 to 9/8 \$ 5,498.69

9/9 to 9/30 \$ 15,121.39

Pre-Petition Amount (up to 9/8/24) \$ 39,610.09**Post-Petition (9/9/24 to current) \$ 108,952.78****Total Amount Due \$ 148,562.87**

	Amount Due	Comments
Unpaid Base Rent	\$ 17,249.47	Tenant failed to pay Base Rent for September 2024.
Unpaid CAM	\$ 37,944.34	Tenant has short paid the monthly CAM reimbursement due from January 2022 up to the present time. Tenant performed a detailed multi-year CAM audit, which was reviewed by Landlord. As a result, Landlord reduced the outstanding CAM balance by \$1,365.99.
Pending Insurance Claim for Roof	\$ 53,680.00	Pursuant to Section 12 of the Tenant's lease with the Landlord, Tenant is responsible for property insurance for the Demised Premises. During Hurricane Milton, the roof sustained damage for which the Tenant's insurance should be drawn upon. Landlord is conducting repairs on Tenant's behalf and the cost for such is being charged to Tenant's account balance, which Tenant may seek to recoup from their insurer at their election.
Correct Cure Amount	\$ 108,873.81	

*Notes:**Unpaid Base Rent and Unpaid CAM are inclusive of Sales Tax**Pending Insurance Claim for Roof is based on estimates from third party providers; Final expense total to be provided**Copies of Tenant's ledger and supporting documents for insurance claim are available upon request*